



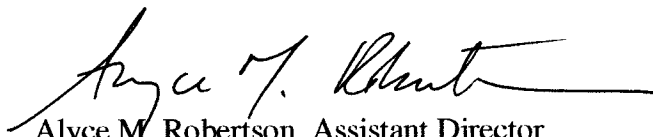
## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: June 14, 2004

SUBJECT: C-08 #Z2004000113  
Antonio Sanchez  
E/S NW 27<sup>th</sup> Avenue & S/O NW 66<sup>th</sup>  
Street  
DBC from BU-2 to BU-3  
(BU-2) (0.77 Ac.)  
15-53-41

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater

runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with this land use, including but not limited to, the following:

1. All waste generating activities (i.e. all mechanical repairs/maintenance and dismantling) must be conducted on an impervious area (i.e. concrete pad). The work area must be provided with low berms/speed bumps or similar structure all around as to prevent any liquids to flow outside of the work area.
2. The work areas must be protected from rainwater intrusion with a roof extending a minimum of two feet beyond the retaining berms or speed bumps mentioned above.
3. All hazardous materials and hazardous waste must be provided with secondary containment capable of holding 110% of the largest containment and protected from rainwater intrusion.
4. All oily parts and parts containing or impregnated with hazardous materials must be stored on an impervious area protected from rainwater intrusion.
5. All parts stored outdoors must be stored on concrete or asphalt areas provided with an approved stormwater management plan.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the requested land use and certain land uses permitted under the existing zoning classification.

Air Pollution:

Due to the nature of activities associated to the proposed land use (i.e. removal of A/C units), DERM review, approval and permits will be required for activities that could be a source of air pollution. The DERM Air Quality Management Division should be contacted for further information in this regard. The facility will require an Air Permit from this Department for any proposed automobile paint spray booth and any other possible sources of air pollution such as

degreasers, dust collectors, and so on. The applicant should contact the Air Division of DERM for the necessary application forms to construct and operate an air pollution source. Additionally, the removal or repair of automotive air condition units will also require permits from DERM.

Car Wash Wastewater Management and Disposal:

Chapter 24 of the Code regulates any management and disposal of wastewater. Car wash operations have been characterized as generators of wastewater that cannot be discharged into any stormwater runoff disposal system. Therefore, DERM will require that any car wash proposed or future operation complies with the following conditions:

1. All the wastewater from the car wash operation shall be directed into the sanitary sewer system or into a wastewater recycling system.
2. No wastewater from car wash operations shall be allowed to discharge into the stormwater disposal system or into the ground.
3. No car wash operations shall be permitted outdoors.

The applicant is advised that DERM approval of subsequent development orders or permits for this site will be contingent upon compliance with the above noted requirements.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

There are no tree resources issues on this property. Therefore, no tree permits will be required.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z